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Manor Cottage, Llangoed, LL58 8SB

£389,950

An immaculate traditional long welsh cottage dating back to the 19th century, enjoying a peaceful elevated position overlooking fields and countryside, yet just on the outskirts of the village of Llangoed and convenient to the historic town of Beaumaris, Menai Bridge and the mainland. The cottage has been newly extended to give modern contemporary accommodation to include a newly fitted kitchen

The characterful accommodation briefly comprises: character lounge with dining area and views towards the Menai Strait and mountains; newly fitted kitchen/breakfast room, modern bathroom, and 3 double bedrooms. Garden with views and parking for two cars. Double glazed and oil fired central heating.
Most worthy of internal inspection and sold with no onward chain.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold.
All prices quoted are subject to Owner's acceptance and to the property being unsold.

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Hallway

Exposed painted beamed ceilings. Three double radiators, telephone point and wood flooring.

Kitchen/Breakfast Room

3.14 x 2.64 plus 5.09 x 3.12 max (10'4" x 8'8" plus 16'8" x 10'3" max)

Having been recently extended to give a spacious area and with a newly fitted range of base and wall units in a contrasting cream and grey finish with granite worktop surfaces and tiled surround as well as matching stone floor tiling. Inset 1.5 bowl sink unit, recess for an electric cooker range with a large chrome extractor over. Integrated dishwasher and microwave and concealed cupboard for a washing machine. Part exposed stone walls with half timber panelling and wide breakfast bar area with granite top. Tall contemporary radiator, ceiling spot lighting and double glazed door to a rear yard area.

Lounge/Diner

6.39 x 4.07 (21'0" x 13'4")

A spacious family room with four double glazed deep windows with slate tile sills. Timber flooring and exposed ceiling beams. Two radiators, telephone point and t.v aerial point. Rural views towards the mountains.

Bathroom

2.80 x 1.59 (9'2" x 5'3")

Having a modern three piece white bathroom suite comprising "P" shaped bath with Aqualisa thermostatic shower over and glazed shower screen, W.C, wash hand basin and radiator towel rail. Two double glazed windows, fully tiled walls and floor, ceiling down lighters.

Bedroom One

3.02 x 2.92 (9'11" x 9'7")

Painted beamed ceiling, deep double glazed window, radiator, telephone point. Timber floor covering and wall shelving.

Bedroom Two

4.01 x 2.97 (13'2" x 9'9")

Exposed beamed ceiling, Double Glazed window . Radiator, wall light, timber flooring and telephone point.

Bedroom Three

4.10 X 3.03 (13'5" X 9'11")

Beamed ceiling, double glazed window and 'velux' style roof window, Radiator.

Outside

Covered open front porch. Walled front gravelled pathway leads along the front to a garden area laid to lawn with timber decked patio area overlooking fields and countryside. Steps in the lawn lead down to off road parking for two cars. To the rear of the property through a timber gate is a secure courtyard with external oil boiler and water tap, and door to the kitchen.

Tenure

We are advised the property is Freehold, and this will be confirmed by the vendor's conveyancer.

Services

Mains water and electricity. Private drainage. Oil fired central heating system.

Council Tax

Band E

Energy Performance Rating

Band E

Directions

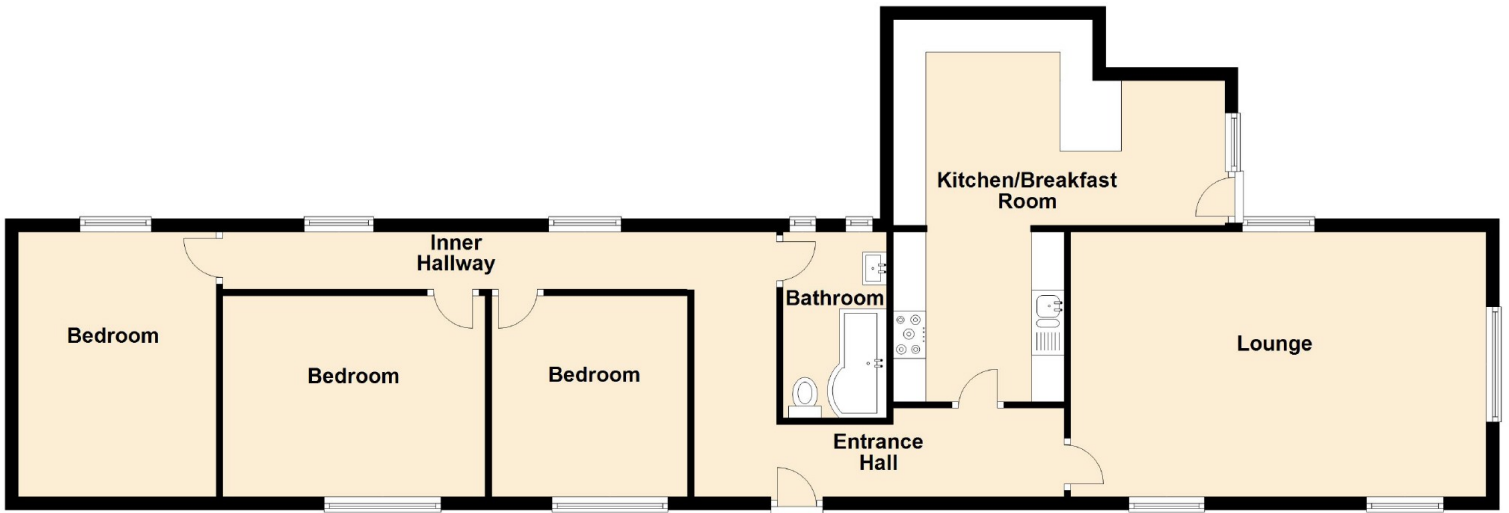
From our office, continue along the B5109 towards Llangoed. Drive through the village over the small bridge and head straight on for about half a mile. The property can be found on the right hand side just after Cornelyn Manor Lodge.



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Ground Floor

Approx. 106.5 sq. metres (1146.2 sq. feet)



Total area: approx. 106.5 sq. metres (1146.2 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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